



Stoneacre  
Properties



## Wood Moor Court

Sandmoor Avenue Leeds, LS17 7DR

£225,000



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## ENTRANCE

The complex is entered via fob / pin code entry which offers access through the electric gates. The block is entered via key/pin code entry. The apartment is situated to the ground floor. Upon entering the apartment you are welcomed into the entrance hallway which offers access throughout including to the two large storage cupboards, one housing the combi boiler.

## LOUNGE/KITCHEN/DINER

A superb open plan living space offers a formal sitting area, dining area and modern kitchen. The modern kitchen is made up of an array of wall and base units and comprises integrated appliances including double oven, fridge freezer, dishwasher, washer dryer, gas hob with extractor above and microwave. The kitchen is open both sides to the living area. To the far end of the room are French doors that lead out to the communal grounds. The living area offers flexibility to be laid out to ones own preference.

## BEDROOM

Primary bedroom is a generous sized double bedroom laid to carpet with fitted glass sliding wardrobes and boasts an en-suite bathroom.

## EN-SUITE

Comprising shower, toilet and sink.

## SECOND BEDROOM

Second large double bedroom laid to carpet.

## BATHROOM

Main house bathroom comprises shower over full size bath with glass shower screen, toilet and sink.

## EXTERNAL

Externally the property boasts well maintained communal grounds set within entrance and exit gate. The apartment comes complete with a parking space.

## LEASE

Lease term was 125 years from 01/01/2006 (approximately 108 years remaining).

Ground Rent £312.96 p/a.

We advise that the service charge is £1552 p/a.

A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



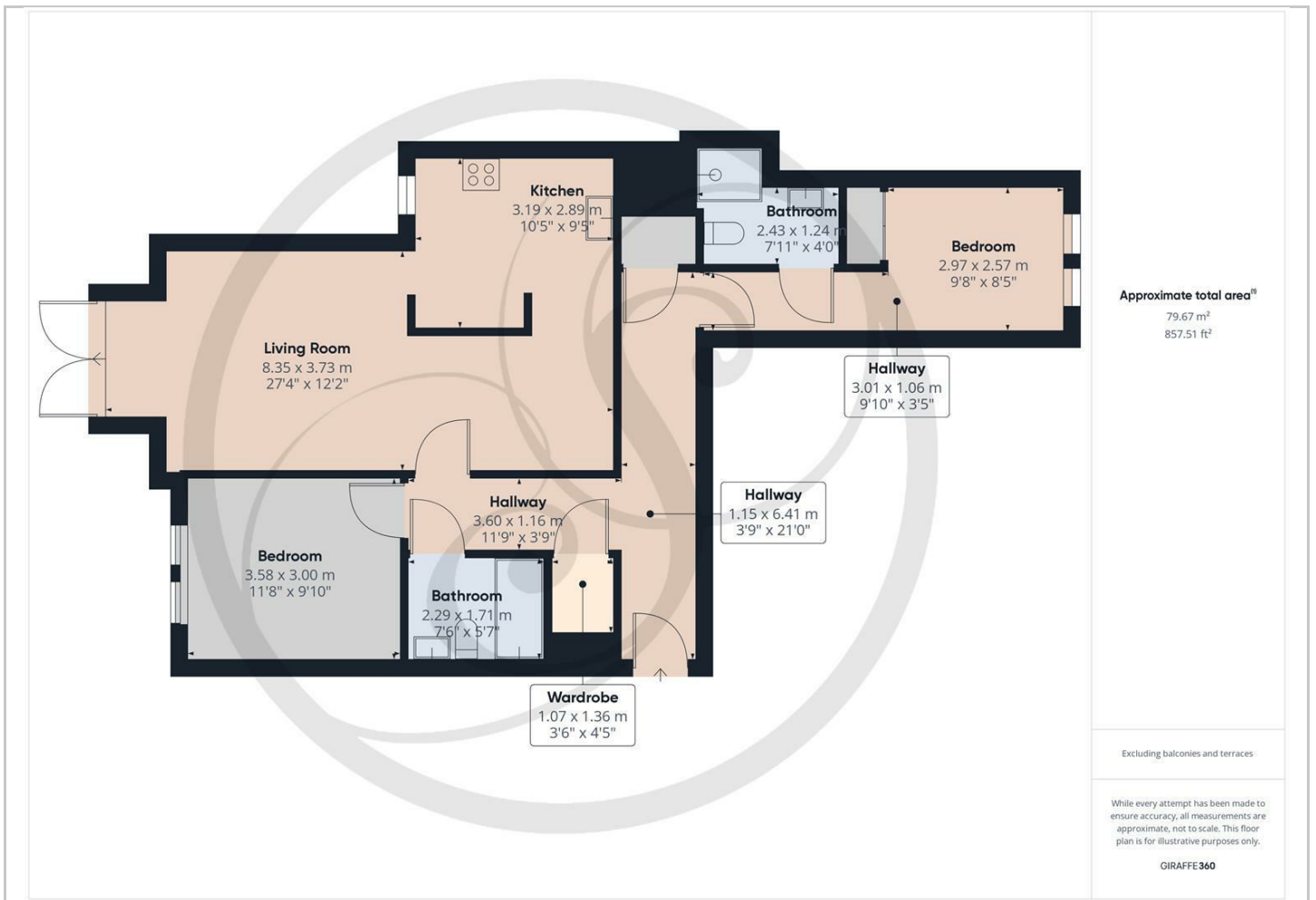
## Hybrid Map



## Terrain Map



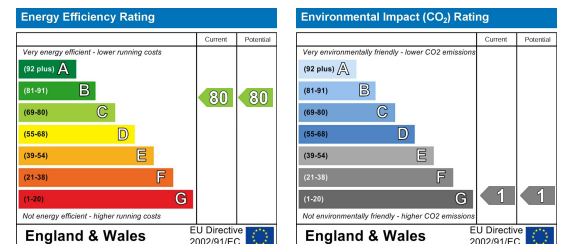
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.